37 Sage Hill Path NW

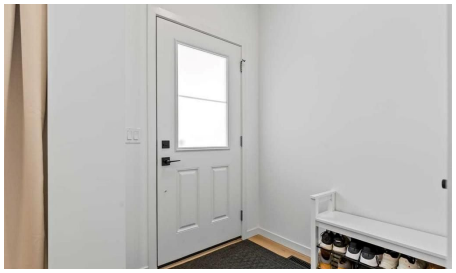
Calgary | Active | MLS® A2350850

$559,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2023**	**1,355.08 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Ko Realty Ltd.

A closer look

Welcome to refined, modern living in this exceptional two-storey end-unit townhouse, ideally located in the highly desirable community of Sage Hill NW. Offering 1,355 sq. ft. of thoughtfully designed living space, this beautiful home perfectly blends contemporary style, everyday functionality, and long-term value-with NO CONDO FEES. Step inside to a bright and inviting open-concept main floor, where the living, dining, and kitchen areas flow seamlessly together. The stylish L-shaped kitchen is designed for both everyday living and entertaining, featuring sleek stone countertops, stainless-steel appliances, upgraded lighting, ample cabinetry, and a convenient corner pantry. A cozy breakfast nook, practical mudroom, and two-piece powder room add comfort and functionality to the main level. Photos taken before seller moved out. Upstairs, the spacious primary suite offers a peaceful retreat with vaulted ceilings, a generous walk-in closet, and a well-appointed five-piece ensuite. Two additional generously sized bedrooms provide excellent flexibility for family, guests, or a home office, while the conveniently located upper-floor laundry makes everyday living effortless. The basement, which is undeveloped, presents an exciting opportunity to personalize your home, with over 437 sq. ft. of potential additional living space. Two large windows and a bathroom rough-in provide an ideal foundation for future development-whether you envision a home theatre, fitness area, recreation room, office, or additional living space. Step outside to a fully fenced and beautifully landscaped backyard, featuring a spacious deck with a convenient gas line-perfect for summer BBQs and outdoor entertaining. A double detached garage provides ample parking and storage, while the desirable end-unit location offers added privacy and enhanced curb appeal. Ideally situated just minutes from Sage Hill Crossing, Beacon Hill Shopping Centre, and CrossIron Mills, with parks, schools, and everyday amenities nearby, this home offers an exceptional combination of convenience and lifestyle. Whether you're a growing family, first-time buyer, or simply looking for a stylish home with room to grow, this outstanding Sage Hill townhome is ready to impress.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2350850
Bedrooms	3
Bathrooms	3
Year Built	2023
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No

Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,355.08 sq. ft.
HOA Fee Frequency:	Annually
Lot Area:	2,572 sq. ft.
Lot Frontage:	22'¼"
Front Exposure:	East
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	2023 (Age: 3)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	2211167
Heating:	Forced Air, Natural Gas
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	Five Plus

Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
HOA Fee:	$75.00
City Quadrant:	Northwest
Community:	Sage Hill
Amenities:	None
Appliances:	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	None
Restrictions:	None Known
Main Floor	Kitchen · 15'8" × 13'1" ·
Main Floor	Dining Room · 12'7" × 9'5" ·
Main Floor	Living Room · 13'1" × 12'5" ·
2nd Floor	Bedroom · 10'1" × 8'1" ·
2nd Floor	Bedroom · 13'5" × 8'8" ·
2nd Floor	Bedroom - Primary · 13'1" × 11'5" ·
Title to Land:	Leasehold

Community Features:	Playground, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Bathroom Rough-in, Closet Organizers, Kitchen Island, No Smoking Home, Quartz Counters, Recessed Lighting, Vinyl Windows
Exterior Features:	BBQ gas line, Private Yard, Rain Gutters
Patio And Porch Features:	Deck
Lot Features:	Back Lane, City Lot, Flag Lot, Landscaped, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-Gm
Listed Date:	Oct 06, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/37-sage-hill-path-nw-calgary-a2350850/

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.